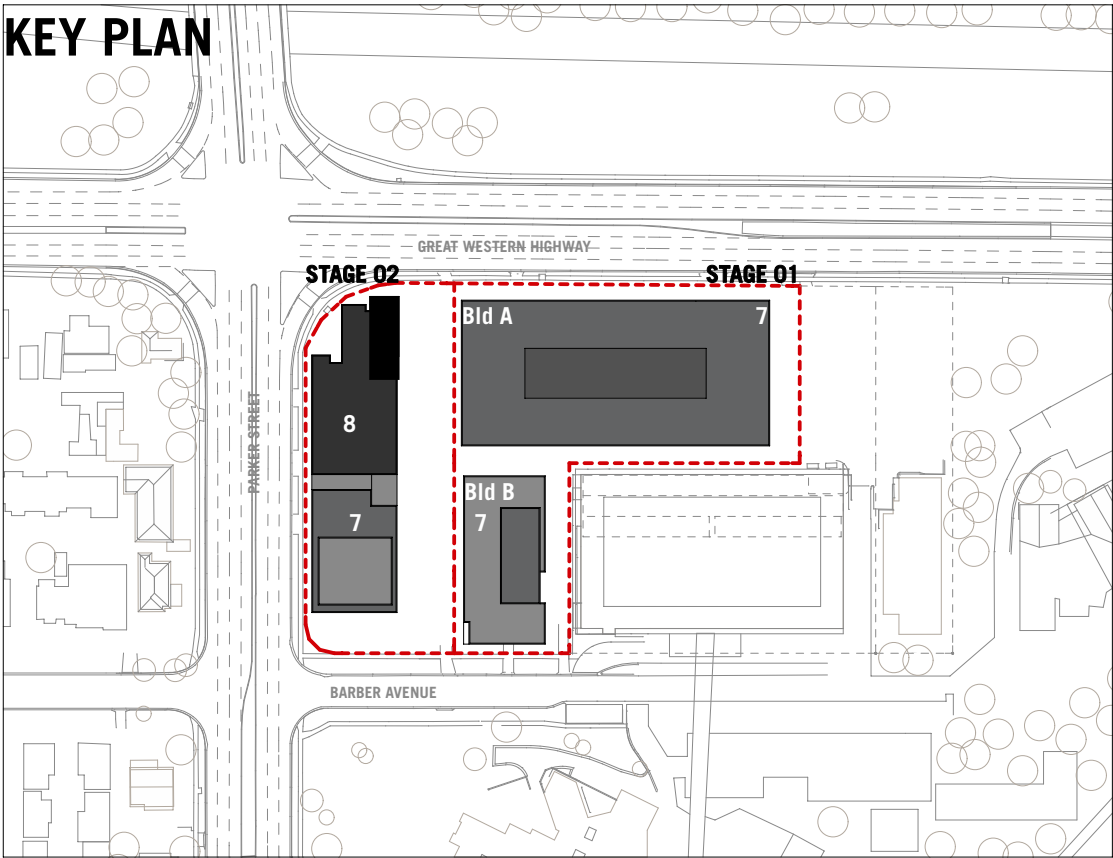


KEY PLAN



Penrith Local Environmental Plan 2008:
gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement,
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

Area Schedule_STAGE01		
Zone Category	Zone Name	Area (GFA)
COMMERCIAL		
	BldA_COMMERCIAL	18,121
	BldA_FOYER/ LOUNGE	696
	BldB_COMMERCIAL	741
		19,557 m2
RESIDENTIAL		
	BldB_RESIDENTIAL LOBBY	76
	BldB_SERVICED APARTMENTS	1,504
	SERVICED APARTMENTS	2,255
		3,836 m2
RETAIL		
	BldA_RETAIL	1,026
	BldA_RETAIL - COURT	244
	BldB_RETAIL	399
		1,669 m2
TOTAL GFA (STAGE 01)		25,062 m2
SITE AREA (Stage 01)		5853 m²
FSR (Stage 01)		4.27:1

Area Schedule_STAGE02		
Zone Category	Zone Name	Area (GFA)
COMMERCIAL		
	Stage 02_COMMERCIAL	1,504
		1,504 m2
RESIDENTIAL		
	Stage 02_RESIDENTIAL	7,437
	Stage 02_RESIDENTIAL LOBBY	105
		7,544 m2
RETAIL		
	Stage 02_RETAIL	1,640
		1,640 m2
TOTAL GFA (STAGE 02)		10,688 m2

TOTAL GFA (STAGE 01 & 02)	35,689 m²
TOTAL SITE AREA (STAGE 01 & 02)	9,571 m²
FSR	3.73:1

Barber Avenue Kingswood Carpark Schedule

Issue: G Date: 18.04.2011 Approved: VS

STAGE 1 (Amended)				
LEVEL	RETAIL (sq metre)	COMMERCIAL (sq metre)	SERVICE APARTMENTS	
			1 Bedroom	2 Bedrooms
Parking Rates	1:26 / Nett Floor Area	1:40 / Gross Floor Area	1 / Apt + 1:10 Visitor	
Lower Ground	1386.00			
Ground		2289		
Level 1		2393	14	2
Level 2		2839	14	2
Level 3		2842	11	2
Level 4		2845	11	2
Level 5		2842	11	2
Level 6		2811		
Total	1386	18861	61	10
Required Car Spaces	53.31	471.53	61	12
Total Car Spaces	53	472	81 (including 8 visitors)	
Total Car Spaces Required	606	Total Car Spaces Provided	449	

STAGE 2				
LEVEL	RETAIL (sq metre)	COMMERCIAL (sq metre)	RESIDENTIAL	
			1 Bedroom	2 Bedrooms
Parking Rates	1:26 / Nett Floor Area	1:40 / Gross Floor Area	1 / Apt + 1:5 Visitor	
Lower Ground	1614.00			
Ground		1505		
Level 1			4	9
Level 2			4	9
Level 3			4	9
Level 4			4	9
Level 5			4	8
Level 6			2	5
Level 7			2	5
Total	1614.00	1505	24	54
Required Car Spaces	62.08	37.625	24	54
Total Car Spaces	62	38	95 (including 17visitors)	
Total Car Spaces Required	194	Total Car Spaces Provided	312	

SUMMARY	
Total Carparking Required Stage 1 + 2	800
Total Carparking Provided Stage 1 + 2	761

J	21.09.2010	Issue to Consultants
H	20.09.2010	Issue to Consultants
G	13.08.2010	Issue to Consultants
F	04.08.2010	Consultant issue
E	20.07.2010	Consultant issue
D	01.02.2010	Concept Plan issue

Rev.	Date	Approved by	Revision Notes
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PROJECT TITLE
BARBER AVENUE, KINGSWOOD
CONCEPT PLAN
DRAWING TITLE
Area Schedule
Analysis